

Amber Willard
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 24 March 2026

Dear Amber,

**BN/12/26/DOC - Land East of The Croft Surgery, Barnham Road, Eastergate,
PO20 3RP**

Approval of details reserved by condition under BN/38/24/PL relating to conditions 8 & 9- Drainage.

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Foul and Surface Water Drainage Report Rev P1 27.01.26 Still cannot access report
- Roof Details Sheet 1 BRE-260-T1
- Proposed Drainage Layout Sheet 1 Dwg No. 101 Rev 2
- Proposed Drainage Layout Sheet 2 Dwg No. 102 Rev 2
- Drainage Construction Details Dwg No. 301 Rev 2

The LLFA have reviewed the documentation relating to Conditions 8 and 9 as they relate to drainage and flood risk matters. For reference, Condition 8 is worded as follows:

- 8 Prior to first use of the development construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, (prepared by

cgs civils, dated June 2024, Rev.P.3) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Arun Local Plan policies W DM2 and W DM3. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Condition 8:

The drawings provide enough information to be in accordance with the wording of the Condition. The LLFA would deem the drawings to be detailed design standard and thus, **no further information is required**.

On this basis, the LLFA **can recommend the discharge of Condition 8**.

- 9 The development hereby approved shall not be brought into use until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
1. A timetable for its implementation.
 2. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
 3. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
 4. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy W DM2 Flood Risk in Arun Local Plan.

Condition 9:

The drawings provide enough information to be in accordance with the wording of the Condition. The LLFA would deem the drawings to be detailed design standard and thus, no further information is required however the following have not been considered for comment and **require further information**

1. Time table of implementation
2. Sufficient Management and Maintenance Plan

On this basis, the LLFA **are unable to recommend the discharge of Condition 9.**

Yours sincerely

Mat Jackson

Flood Risk Management Team

[Redacted signature]

PL- Consultation- WSCC Drainage response

Arun District Council, Civic Centre, Maltravers Rd
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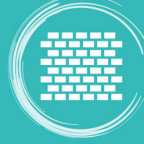
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From: Mat Jackson
Sent: 24 March 2026 15:37
To: Amber Willard <Amber.Willard@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BN/12/26/DOC Land East Croft Surgery

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Dear Amber,

Please see attached the LLFA response to BN/12/26 DoC. Please ensure this is uploaded to the Portal for the record. Due to IT issues this end I will update our Mastergov System a duplicate response will not be sent.

Kind Regards,

Mat

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council



Upcoming Leave: 27th March -13th April (Inc.)

From: Mat Jackson
Sent: 24 March 2026 10:27
To: 'Amber Willard' <Amber.Willard@arun.gov.uk>
Cc: Dominic Henly
Subject: RE: bn/12/26/doc

Amber,

Thank you I cannot open the Updated Foul and Surface Water Report please can you provide the latest version. I am assuming it covers the maintenance and Management Plans requirements.

Plans	03-02-26	Proposed Drainage Layout Sheet 2 Dwg No. 102 Rev 2
Plans	03-02-26	Drainage Construction Details Dwg No. 301 Rev 2
Statement	03-02-26	OCTO Reef Directional Connected by WiZ. Lighting Specifica
Statement	03-02-26	Foul and Surface Water Drainage Report Rev P1 27.01.26
Statement	03-02-26	Leonis IP65 1-KIT 2700K Downlight Specification
Statement	03-02-26	GrufeKit Sedum Tiles

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
 Senior Flood Risk Management Officer
 West Sussex County Council



Upcoming Leave: 27th March -13th April (Inc.)

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 March 2026 08:48
To: Mat Jackson 
Subject: bn/12/26/doc

****EXTERNAL****

Dear Mr Jackson,

BN/12/26/DOC

I’m not sure why they are not opening as myself and technical support tried and it was okay. Nevertheless I attach plans for review above. You should have received 2 other emails already.

The plans to review are Proposed Drainage Sheet 1 and 2 , Construction Details and Foul and Surface water Drainage Report.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Policy Department

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E: amber.willard@arun.gov.uk

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